

**DURHAM CITY COUNCIL WORK SESSION
THURSDAY, APRIL 6, 2006 – 11:00 a.m.
Council Chambers – 1st Floor – City Hall**

**SUBJECT: ZONING MAP CHANGE – NORTH CAROLINA CENTRAL
UNIVERSITY BRITE CENTER (Z05-42) SOUTH SIDE OF LARSON
STREET WEST OF CONCORD STREET AND EAST OF
MASONDALE AVENUE**

It was noted that the public hearing for this item was continued from the April 3, 2006 City Council Meeting to allow the NCCU administration and residents in the area to meet and come to some resolution on pending issues discussed at the April 3, 2006 meeting.

City/County Planning Director Frank Duke stated that a meeting between NCCU and representatives in the neighborhood was held on April 5, 2006 and as a result the applicant has four additional committed elements that would like to proffer.

Chancellor James Ammons, of North Carolina Central University, stated they met and had technical experts during the meeting on yesterday and a consensus was reached regarding additional parking spaces; the buffer between the residential homes and the parking lot and the construction traffic in the community. He also noted they have a formal relationship with Saint Titus Church to lease parking from them. Chancellor Ammons stated they have pledged 1) to meet with the community monthly at a designated meeting to keep them informed of the work of the university; and 2) pledged to include the community in the campus master plan process once it begins. He stated they were in the process of selecting a firm that will conduct the study and complete the plan.

Chancellor Ammons stated the Brite Center is an exceptional opportunity for their students; their faculty and the community of Durham.

George Stanziale, of Haden Stanziale, stated the following committed elements shall become a part of the development plan for this case as follows:

- The applicant will enhance the existing 40 foot buffer along the western side of the lower parking lot from Lawson Street to Masondale Avenue shown on sheet DP-1 to achieve 70% opacity as defined by the UDO. The landscape buffer will be installed within 90 days of the opening of the Brite Center.
- The applicant agrees to construct no more than 27 additional parking spaces along the northwestern side of the lower parking lot to meet the parking requirements of the Brite Center.
- The applicant will install a 6 foot high black aluminum rail fence similar in design to the fence at New Baynes resident hall (not including the brick columns). This

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fence will replace the existing chain link fence that runs along the northwest, western and southern property line of the lower parking lot. The new fence will begin at the entranceway to the existing guard house, continue west along the Lawson Street property line, south along the property line bordering Masondale Avenue and Pekoe Street, east along Formosa Avenue and it will terminate at driveway #4 on Formosa Avenue as shown on sheet DP-1. The fence will be installed within 90 days of the opening of the Brite Center.

- The applicant agrees to provide for the following as part of the special conditions of the construction specification: a) construction traffic access to and from the site will be restricted to Lawson Street, Fayetteville Road and South Roxboro Street; b) temporary construction an security lighting will be directed away from adjacent homes and toward the interior of the site; and c) parking related to the construction of the project will be limited to the existing upper parking lot and the Saint Titus Church parking lot leased by the applicant.

Council Member Catotti questioned the life of the aluminum rail fence.

George Stanziale stated it was long term fence and it would depend on the manufacture they select; however, the life of the fence would be 20 years or more.

Council Member Clement voiced concern regarding students parking in residential areas.

Chancellor Ammons made comments on student parking and some students not wanting to purchase decals to park on the campus and therefore they use the city street for parking for two hours. Chancellor Ammons stated it would help if the city's police would enforce the two hour parking limits on the residential streets surrounding the university.

Council Member Clement asked the manager to make certain the police department knows how important it is to enforce the parking restrictions.

City Manager Baker stated he would have a conversation with the police department to found out what their enforcement is and particularly what coordination has been done with the NCCU police department as well.

Mayor Pro Tempore Cole-McFadden stated complaints received by her dealt with students being ticketed and apparently enforcement is in place.

Larry Hester thanked Chancellor Ammons and others for meeting with the residents on yesterday. He also noted that NCCU has stated they would send a representative to the neighborhood meetings that are held once per month. Mr. Hester also stated parking is an issue and affects the residents and devalues the property around the university.

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Mayor Bell closed the public hearing.

MOTION by Mayor Pro Tempore Cole-McFadden seconded by Council Member Brown to receive public comments on the rezoning map change for NCCU Brite Center;

To adopt an ordinance amending the Unified Development Ordinance, the same being Chapter 24 of the Durham City Code, by taking the described property in zoning map change Case Z05-42 out of OI(D) and placing same in and establishing same as OI(D) Change in Development Plan; and

To adopt as support for its action on the above ordinance amendments the findings that the ordinance is consistent with the Comprehensive Plan and that the request is reasonable and in the public interest considering the determination and facts as set forth in the accompanying staff report was approved at 1:40 p.m. by the following vote: Ayes: Mayor Bell, Mayor Pro Tempore Cole-McFadden and Council Members Brown, Catotti, Clement and Woodard. Noes: None. Absent At Time of Vote: Council Member Stith.

Ordinance #13248

Council Member Woodard thanked Chancellor Ammons for his leadership and care shown regarding the issues surrounding the alleged rape of a NCCU student.

D. Ann Gray, CMC
City Clerk